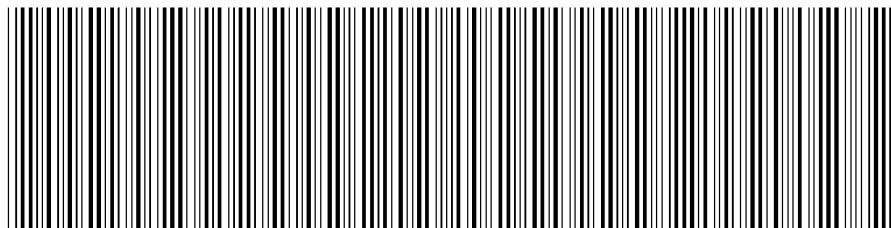


## **EXHIBIT 6**

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2017121100539001007E1523

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID:** 2017121100539001

Document Date: 11-30-2017

Preparation Date: 12-26-2017

Document Type: MEMORANDUM OF LEASE

Document Page Count: 4

**PRESENTER:**

RELIABLE ABSTRACT CO. LLC.  
266 BROADWAY, SUITE 304  
RK-177596  
BROOKLYN, NY 11211  
718-438-0786  
DEVORA@RELIABLEABSTRACT.NET

**RETURN TO:**

EISEMAN LEVINE LEHRHAUPT & KAKOYIANNIS  
MURRAY D. SCHNEIER, ESQ.  
805 THIRD AVENUE  
NEW YORK, NY 10022

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
---------	-------	-----	------	---------

BROOKLYN 1122 1 Entire Lot 547 VANDERBILT AVENUE

**Property Type:** COMMERCIAL REAL ESTATE

**Borough** **Block** **Lot** **Unit** **Address**

BROOKLYN 1122 68 Entire Lot N/A PACIFIC STREET

**Property Type:** COMMERCIAL REAL ESTATE

Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**LESSOR:**  
M.M.B. ASSOCIATES, LLC  
C/O CROSSTOWN COMPANIES, 97-77 QUEENS  
BOULEVARD, S  
REGO PARK, NY 11374

**LESSEE:**  
VANDERBILT ATLANTIC HOLDINGS LLC  
390 BERRY STREET, SUITE 201  
BROOKLYN, NY 11249

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount:	\$	0.00	Filing Fee:	\$	100.00
------------------	----	------	-------------	----	--------

Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	\$	0.00
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Exemption:

TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	\$	28,000.00
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City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL:** \$ 0.00

Recording Fee: \$ 63.00

Affidavit Fee: \$ 0.00

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

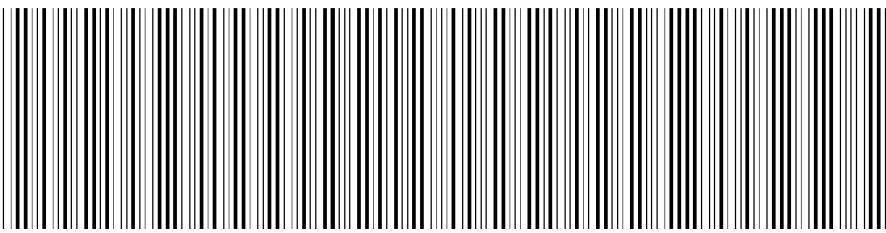
Recorded/Filed 12-26-2017 12:35

City Register File No.(CRFN):

**2017000469919**



*City Register Official Signature*

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	 2017121100539001007C17A3	
<b>RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)      PAGE 2 OF 6</b>		
<b>Document ID:</b> 2017121100539001	Document Date: 11-30-2017	Preparation Date: 12-26-2017
Document Type: MEMORANDUM OF LEASE		
<b>PROPERTY DATA</b>		
<b>Borough</b> BROOKLYN	<b>Block Lot</b> 1122 71 Entire Lot	<b>Unit</b> <b>Address</b> 847 PACIFIC STREET
<b>Property Type:</b> COMMERCIAL REAL ESTATE		

**MEMORANDUM OF LEASE**

THIS MEMORANDUM OF LEASE (the "Memorandum") is entered into as of November 30, 2017 (the "Effective Date") by and between M.M.B. Associates, LLC ("Landlord"), having an address at c/o Crosstown Companies, 97-77 Queens Boulevard, Suite 1120, Rego Park, New York 11374 and Vanderbilt Atlantic Holdings LLC, a New York limited liability company ("Tenant"), having an address at 390 Berry Street, Suite 201, Brooklyn, New York 11249.

1. *Premises.* Landlord owns the parcel of real property commonly known as 840 Atlantic Avenue, Brooklyn, New York 11238, more particularly described in Exhibit A (the "Premises").
2. *Lease.* Landlord and Tenant entered into a Lease for the Premises with an effective date of November 30, 2017 (the "Lease").
3. *Demise of Tenant's Premises.* For good and valuable consideration, Landlord has demised the Premises to Tenant as described in the Lease.
4. *Term.* The "Commencement Date" is November 30, 2017. The Term of the Lease began on the Commencement Date and expires on the day prior to the ninety-ninth (99<sup>th</sup>) anniversary of the last day of the calendar month in which the Commencement Date occurs, unless the Lease is terminated earlier, as provided therein.
5. *Successors and Assigns.* The Lease and this Memorandum will bind and benefit the parties and their successors and permitted assigns. The foregoing is not intended to, and is not to be construed so as to, affect any restrictions or limitations on assignment or other transfers pursuant to the Lease.
6. *Further Assurances.* Each party agrees to execute, acknowledge (where necessary), and deliver such further documents, and perform such further acts, as may be reasonably necessary to achieve the intent of the parties as expressed in the Lease and this Memorandum. If the Lease terminates, then Tenant will execute, acknowledge (where necessary), and deliver such documents that are required by Landlord or by any title insurance, abstract company, or institutional lender to remove this Memorandum of record.
7. *Counterparts.* This Memorandum may be executed in counterparts.

**[Executions on Following Page]**

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the Effective Date.

## LANDLORD

**TENANT**

M.M.B. Associates, LLC

Vanderbilt Atlantic Holdings LLC

By: Anthony Musto  
Anthony Musto  
Its: 1000 Members

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Date Executed: // 30 / 17

Date Executed:

## ACKNOWLEDGEMENTS

STATE OF NEW YORK )  
COUNTY OF New York ) ss.:

On the 30<sup>th</sup> day of November in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Musto, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

1

Notary Public

14

STATE OF NEW YORK )  
COUNTY OF ) ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Simon Dushinsky, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the Effective Date.

LANDLORD

M.M.B. Associates, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date Executed: \_\_\_\_\_

TENANT

Vanderbilt Atlantic Holdings LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date Executed: 11/17/17

ACKNOWLEDGEMENTS

STATE OF NEW YORK )  
                        ) ss.:  
COUNTY OF         )

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Musto, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
                        ) ss.:  
COUNTY OF New York )

On the 17<sup>th</sup> day of November in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Simon Dushinsky, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

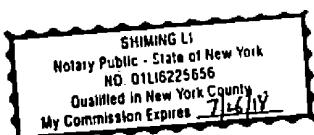


Exhibit A

SCHEDULE A:

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point at the corner formed by the intersection of the Southerly side of ATLANTIC AVENUE, (as now open and in use, 120.00 feet wide) with the easterly side of VANDERBILT AVENUE (as now open and in use, 100.00 feet wide);

RUNNING THENCE: Easterly along the southerly side of ATLANTIC AVENUE, 170.00 feet;

THENCE: Southerly at right angles to the southerly side of ATLANTIC AVENUE, 200.00 feet to the northerly side of PACIFIC STREET (as now open and in use, 70.00 feet wide);

THENCE: Westerly at right angles to the last mentioned line and along the northerly side of PACIFIC STREET, 75.00 feet;

THENCE: Northerly at right angles to the northerly side of PACIFIC STREET, 100.00 feet;

THENCE: Westerly at right angles to the last mentioned line, 50.00 feet;

THENCE: Southerly at right angles to the last mentioned line, 100.00 feet to the northerly side of PACIFIC STREET;

THENCE: Westerly at right angles to the last mentioned line and along the northerly side of PACIFIC STREET, 45.00 feet to the easterly side of VANDERBILT AVENUE;

THENCE: northerly at right angles to the northerly side of PACIFIC STREET and along the easterly side of VANDERBILT AVENUE, 200.00 feet to the place or point of BEGINNING

*block 1122  
lot 1, 68 + 71*

**MEMORANDUM OF LEASE**

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6. *Further Assurances.* Each party agrees to execute, acknowledge (where necessary), and deliver such further documents, and perform such further acts, as may be reasonably necessary to achieve the intent of the parties as expressed in the Lease and this Memorandum. If the Lease terminates, then Tenant will execute, acknowledge (where necessary), and deliver such documents that are required by Landlord or by any title insurance, abstract company, or institutional lender to remove this Memorandum of record.
7. *Counterparts.* This Memorandum may be executed in counterparts.

**[Executions on Following Page]**

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the Effective Date.

LANDLORD

M.M.B. Associates, LLC

By: Anthony Musto

Its: 11/30/17

Date Executed: 11/30/17

TENANT

Vanderbilt Atlantic Holdings LLC

By: \_\_\_\_\_

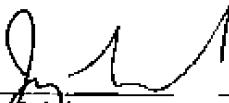
Its: \_\_\_\_\_

Date Executed: \_\_\_\_\_

ACKNOWLEDGEMENTS

STATE OF NEW YORK )  
                        ) ss.:  
COUNTY OF             )

On the 30<sup>th</sup> day of November in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Musto, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

k

11

STATE OF NEW YORK     )  
                        ) ss.:  
COUNTY OF             >)

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Simon Dushinsky, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the Effective Date.

LANDLORD

M.M.B. Associates, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date Executed: \_\_\_\_\_

TENANT

Vanderbilt Atlantic Holdings LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_ Member

Date Executed: 11/17/17

ACKNOWLEDGEMENTS

STATE OF NEW YORK )  
                        ) ss.:  
COUNTY OF         )

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\_\_\_\_\_  
Notary Public

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                        ) ss.:  
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\_\_\_\_\_  
Notary Public

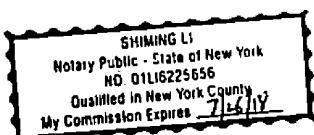


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THENCE: northerly at right angles to the northerly side of PACIFIC STREET and along the easterly side of VANDERBILT AVENUE, 200.00 feet to the place or point of BEGINNING

*block 1122  
Lot 1, 68 & 71*